



**PLANNING COMMISSION
MINUTES
April 1, 2009
6:00 P.M.
CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
SECOND FLOOR CONFERENCE ROOM**

COMMISSION MEMBERS

**Vic Ramoneda
Edward Whelan, III, Chairman
Roy McAfee, Vice-Chairman
Susan Spears
Roy Gratz**

CITY STAFF

**Raymond P. Ocel, Jr., Director
of Planning & Comm. Development
Debbie Ward, Zoning Officer
Erik Nelson, Senior Planner
Marnie Sherman, Community
Development Planner**

CALL TO ORDER

The April 1, 2009 Planning Commission worksession was called to order at 6:00 p.m. by Chairman Whelan who explained that this is a worksession to discuss proposed oversized house regulations and mixed use neighborhoods.

OVERSIZED HOUSES

The Planning Director gave a brief synopsis of the pending Zoning Ordinance regulations regarding oversized houses and Commission members had the following comments prior to the city council beginning its deliberations.

Mr. McAfee: Still has issues with it and knows organizations that will oppose it. He noted that the 2 newest houses built on Winchester St. are too big and not in compliance with the new regulations. He noted he does like the in-fill regulations. Went on to discuss required off-street parking in residential areas and how that does not fit on certain lots. Does not like the lot coverage requirement and if this was not included he could support the amendment.

Mrs. Spears: Noted that older Fredericksburg residents are against the amendment because it is limiting. They may not be going to do something in the near future but it will limit them or an owner in the future.

Mr. Whelan noted that he thought it was a good proposal and will achieve what we want it to do.

NEIGHBORHOOD MIXED USE

The Planning Commission met to discuss permitting non-residential uses within certain residential neighborhoods. Mr. Whelan sought to define what neighborhoods might be right for these uses.

Mr. McAfee noted that pre WW II neighborhoods would be appropriate and that this idea promotes sustainability, sense of community and promotes discussions with neighbors. Look at neighborhoods with good corner lot presence. Permit original growth of uses that were located in these neighborhoods in the first place. He suggested looking at an area bounded by Jefferson Davis Highway, Lafayette Blvd., the River, Sunken Road. Impacts to evaluate are traffic, safety, hazardous materials, parking aesthetics and storage. It makes sense for higher intensity uses to locate in or on corridors with less intense uses in other places.

Mr. Ramonda concurred and noted that an occasional non-residential use could be located in a mid-block area especially home occupation. He questioned the notion that if corridors were designated and uses were allowed by right, that they will push out residents?

Mr. Whelan began the discussion on how to approve such uses: by-right, special use permit with conditions?

Mrs. Spears suggested such uses as the Sunken Well Restaurant and the commercial business across Littlepage Street fit within the character of the neighborhood.

Mr. Ramoneda suggested breaking uses down into tiers and ranking them from hi to low based upon intensity.


Mr. Gratz relayed some personal experiences growing up with non-residential uses in or near where he grew up. He questioned whether some of these uses can be profitable in this day and time. He noted that there are a number of examples of these types of uses being operated at this time. Mr. McAfee suggested inventorying existing neighborhood uses to include location, parking, # of employees and hours of operation, signs, lighting.

Mr. Gratz noted that infill lots could be improved with mixed use buildings with a commercial use downstairs with living space above.

Mr. Whelan questioned whether the City can limit the number of businesses on a street or at an intersection. Mr. McAfee suggested making as many non-residential uses by right with the more intense by special use permit.

Staff noted that an inventory of non-residential uses in residential neighborhoods adjacent to the downtown area would be initiated to assist in this discussion and would report back to the Commission along with options on how to implement changes.

The meeting adjourned at 8:00 pm.



Edward Whelan, Chairman